

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1A STRELDON AVENUE STRATHMORE VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$832,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

58 LEBANON STREET STRATHMORE VIC 3041	\$1,185,000	12-Feb-25
1/40 GLENBERVIE ROAD STRATHMORE VIC 3041	\$1,265,000	11-Dec-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 27 March 2025



**58 LEBANON STREET  
STRATHMORE VIC 3041**

 3  3  1

Sold Price

**\$1,185,000**

Sold Date

**12-Feb-25**

Distance

**0.48km**



**1/40 GLENBERVIE ROAD  
STRATHMORE VIC 3041**

 4  2  2

Sold Price

**\$1,265,000**

Sold Date

**11-Dec-24**

Distance

**1.7km**

RS = Recent sale

UN = Undisclosed Sale

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